



BOONE COUNTY
UPWARD MOBILITY

Second Chance Leasing Workgroup Minutes (Revised 4/3/2024)
March 21, 2024, 1:30 – 3:00PM
Boone Electric Community Building (1413 Rangeline St., Columbia, MO 65201)

Meeting Objective: Review ranking process and prioritize action steps for workgroup.

Attendees: Mike Martin (AP COMO LLC), Tasha Belcher (Columbia African American Business Association), Randy Cole (Columbia Housing Authority (CHA)), Tawanda Edwards (CHA), Kendra Jackson (CHA), Lori Acton (Love Columbia), Scott Buis (Truman VA), Sarah Melchert (Frontier Property Management), Garnett Matthews (Mid-Missouri Legal Services), Jessica Chambers (The Reentry Opportunity Center), Carmelita Wright (Salvation Army), LaShawn McClary (Property Manager), Kristin Cumins (Boone County Community Services Department (BCCSD)), Gina Jenkins (BCCSD), Lenna Peterson (BCCSD), Verna Laboy (BCCSD)

1. Welcome and Introductions

Verna opened the meeting welcoming all attendees and everyone introduced themselves.

2. Updates

Housing Study Update: Verna shared Housing Study update with distributed flyers. The group was strongly encouraged to complete the survey and to attend one of the five open forums the week of April 8, 2024. The survey is open through April 14, 2024. Workgroup members shared plans for distributing information with their contacts and provided suggestions for additional strategies to share information within the community.

3. Review Strategies and Action Steps Tracking Document

An overview of changes to the strategies and action steps document which has been revised through workgroup collaboration was reviewed and discussed. The workgroup reviewed potential action steps and suggested that our community would benefit from one document explaining all the different Housing Voucher programs. It was noted that efforts related to second chance leasing opportunities exist beyond the voucher programs.

The group discussed the fact that this workgroup is not developing programs and stakeholders can take ownership to address issues, needs, and gaps in resources looked at within the workgroup. The example of Love Columbia providing a Renter's Training Program was brought up. The group expressed the need for a Landlord Training Program. LaShawn and Shawna previously presented a potential training program they thought would meet the need, though it was stated that the group is not able to provide a program. The opportunity for one or more stakeholders to launch something like this in our community was noted and the workgroup was interested in seeing if the City of Columbia Housing and Neighborhood Services Department might develop a program addressing this need. Verna will be in contact with the new director of the department.



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A workgroup member asked who is our intended audience. The group discussed this and noted few from the intended audience are present at the table. This includes housing providers, developers, apartment associations, real estate investors, and private property groups. Suggestions for how to engage others were discussed, such as a speaker's bureau to introduce the efforts of the Second Chance Leasing workgroup to these groups. Group members shared the value of attending these meetings and that more at the table may help. Additional conversation about vouchers continued, with additional comments on limitations for individuals who may benefit from Second Chance Leasing. It was noted some individuals may have a great income but could experience difficulties renting with a low credit score, justice involvement, or past evictions.

Conversation within the workgroup continued with discussion of the benefit to having more landlords in the room since talking through issues has been beneficial within the workgroup. The workgroup discussed potential for thinking of new ways to work together, thinking through messaging, and considering how to build more relationships.

4. Discussion of Next Steps for Workgroup: Verna will reach out to the new City Housing and Neighborhood Services Director to request a presentation to the workgroup. The upcoming community input meetings for the housing study were reviewed and the workgroup elected to prioritize attendance there with plans to not have a workgroup meeting in April.

5. Closing

- a. Partner Updates: No partner updates.
- b. **No Second Chance Leasing Workgroup Meeting in April.** All are encouraged to attend one of the Housing Study open community forums.

Next Meeting: Thursday, May 23, 2024, 1:30 – 3:00PM, Boone Electric Community Building



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